

PICKENS TECHNOLOGY CENTER SUBDIVISION FILING NO. 6

SHEET INDEX:

|         |  |
|---------|--|
| SHEET 1 | DEDICATION AND CERTIFICATIONS                          |
| SHEET 2 | EXTERIOR BOUNDARY, EXISTING LOT LINES TO BE ELIMINATED |
| SHEET 3 | EXTERIOR BOUNDARY OF LOT 1                             |
| SHEET 4 | EXISTING EASEMENTS TO REMAIN                           |
| SHEET 5 | EASEMENTS TO BE DEDICATED                              |
| SHEET 6 | DEDICATED EASEMENTS DETAILS                            |
| SHEET 7 | DEDICATED EASEMENTS DETAILS                            |
| SHEET 8 | DEDICATED EASEMENTS DETAILS                            |
| SHEET 9 | DEDICATED EASEMENTS DETAILS                            |

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 9 TO BEAR NORTH 89°26'32" WEST, A DISTANCE OF 2643.14 FEET BETWEEN THE WEST QUARTER CORNER OF SECTION 9 AND THE NORTHWEST CORNER OF SECTION 9, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 9, THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION, SOUTH 00°26'32" EAST, A DISTANCE OF 150.00 FEET, THENCE DEPARTING SAID SECTION LINE, NORTH 89°36'03" EAST, A DISTANCE OF 55.00 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 1, PICKENS TECHNOLOGY CENTER SUBDIVISION FILING NO. 1, SAID CORNER BEING THE POINT OF BEGINNING, THENCE NORTH 89°36'03" EAST, A DISTANCE OF 1586.57 FEET; THENCE SOUTH 00°26'34" EAST, A DISTANCE OF 2617.77 FEET TO THE EAST CORNER OF LOT 2 BLOCK 1, PICKENS TECHNOLOGY CENTER SUBDIVISION FILING NO. 2, THENCE ALONG THE EAST LINE OF SAID LOT 2, NORTH 24°43'38" WEST, A DISTANCE OF 76.47 FEET; THENCE SOUTH 00°26'32" EAST, A DISTANCE OF 930.18 FEET, TO THE SOUTHEAST CORNER OF SAID LOT; THENCE ALONG THE SOUTH LINE OF SAID LOT, SOUTH 89°36'07" WEST, A DISTANCE OF 1555.18 FEET TO THE SOUTHWEST CORNER OF SAID LOT; ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NORTH AIRPORT BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 00°26'17" WEST, A DISTANCE OF 79.21 FEET TO A POINT OF CURVATURE; THENCE 233.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10563.43 FEET, AN INCLUDED ANGLE OF 01°15'55" AND SUBTENDED BY A CHORD BEARING NORTH 00°11'41" EAST, A DISTANCE OF 233.28 FEET; THENCE SOUTH 89°10'22" EAST, A DISTANCE OF 8.00 FEET TO A POINT OF CURVATURE; THENCE 110.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10555.43 FEET, AN INCLUDED ANGLE OF 00°36'00" AND SUBTENDED BY A CHORD BEARING NORTH 01°07'38" EAST, A DISTANCE OF 110.54 FEET; THENCE NORTH 88°34'22" WEST, A DISTANCE OF 8.00 FEET TO A POINT OF CURVATURE; THENCE 250.77 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10563.43 FEET, AN INCLUDED ANGLE OF 01°21'37" AND SUBTENDED BY A CHORD BEARING NORTH 02°06'27" EAST, A DISTANCE OF 250.76 FEET; THENCE NORTH 02°46'13" EAST, A DISTANCE OF 311.66 FEET TO A POINT OF CURVATURE; THENCE 478.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 4165.85 FEET, AN INCLUDED ANGLE OF 06°34'29" AND SUBTENDED BY A CHORD BEARING NORTH 00°53'27" WEST, A DISTANCE OF 477.77 FEET; THENCE NORTH 04°10'22" WEST, A DISTANCE OF 220.74 FEET TO A POINT OF CURVATURE; THENCE 495.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 7607.27 FEET, AN INCLUDED ANGLE OF 03°43'50" AND SUBTENDED BY A CHORD BEARING NORTH 02°18'27" WEST, A DISTANCE OF 495.23 FEET; THENCE NORTH 00°26'32" WEST, A DISTANCE OF 1300.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 5,452,655 SQ.FT. OR 125.18 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO ONE LOT AND ONE BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF PICKENS TECHNOLOGY CENTER SUBDIVISION FILING NO. 6, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS:

THE UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS (COLLECTIVELY HEREAFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

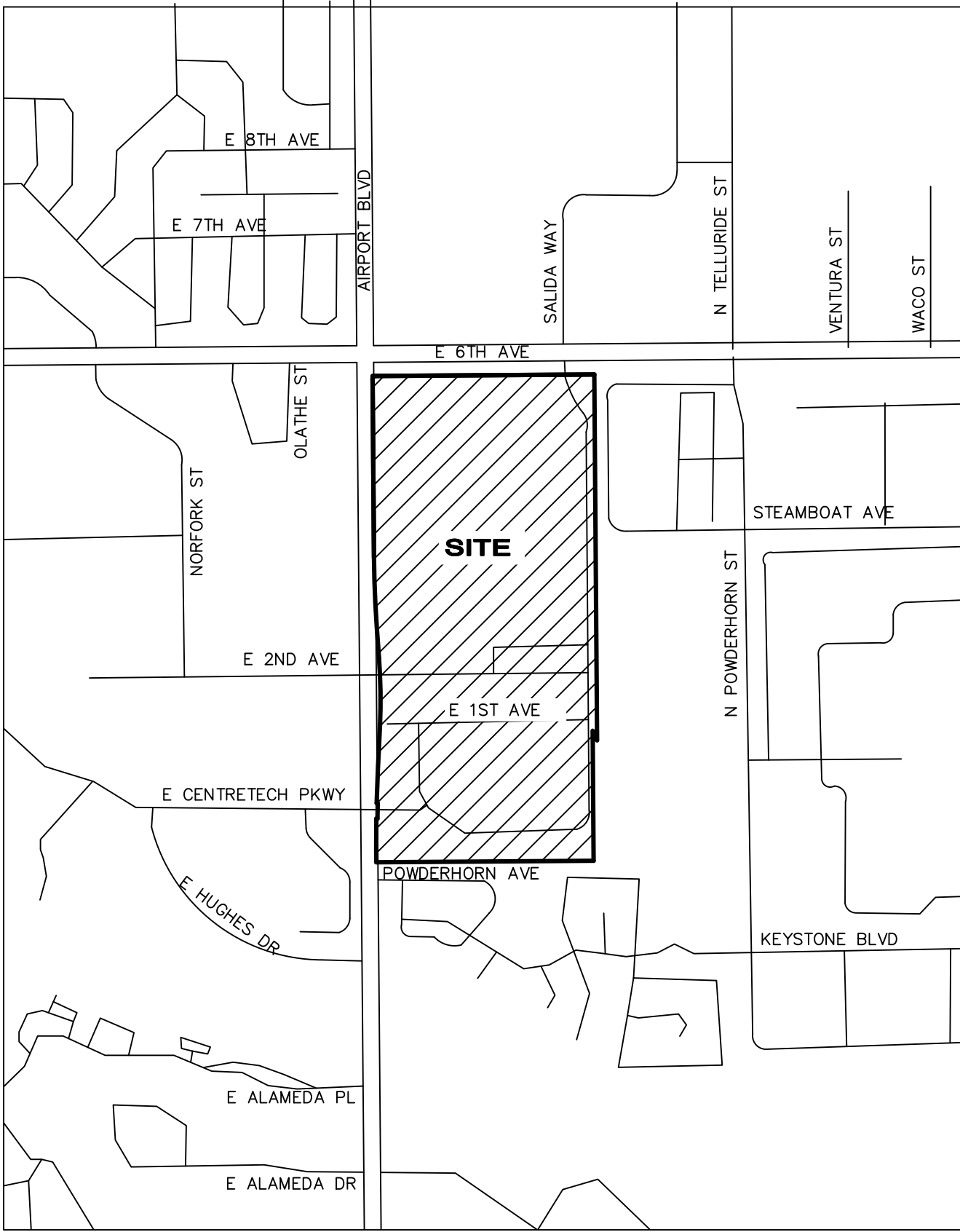
THE AREA(S) LABELED "DRAINAGE EASEMENT" ("DRAINAGE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: STORM DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO FENCES, GATES, SIGNS, WALLS, CHANNELS, DROP STRUCTURES, TRICKLE CHANNELS, OUTLET STRUCTURES, FOREBAY, WEIR SECTIONS, INCLUDING ALL FIXTURES, DEVICES, STRUCTURES, GRADING, AND ANY AND ALL OTHER APPURTENANCES THERETO WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A DRAINAGE AREA AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE DRAINAGE EASEMENT AREA (COLLECTIVELY AND INDIVIDUALLY HEREAFTER REFERRED TO AS "DRAINAGE FACILITIES"), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID DRAINAGE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY DRAINAGE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. THE DRAINAGE EASEMENT TOGETHER WITH ANY AND ALL DRAINAGE FACILITIES LOCATED WITHIN THE DRAINAGE EASEMENT AREA ARE TO BE CONSTRUCTED AND CONTINUOUSLY MAINTAINED BY THE OWNER OF THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA AND AT NO COST TO THE CITY. SUCH OWNER HAS RESPONSIBILITY AND LIABILITY FOR THE APPLICABLE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES, AND THEIR MAINTENANCE. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LIABILITY FOR THE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE DRAINAGE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING, OR IMPROVING THE DRAINAGE EASEMENT AREA OR DRAINAGE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY, UPON REQUEST, FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE DRAINAGE EASEMENT AREA IS LOCATED.

CITY IN ACCORDANCE WITH CURRENT CITY STANDARDS FOR FIRE LANE EASEMENTS AND SHALL BE POSTED BY SUCH OWNER WITH SIGNS STATING "NO PARKING - FIRE LANE" IN ACCORDANCE WITH THE CITY CODE OF AURORA, COLORADO (COLLECTIVELY AND INDIVIDUALLY HEREAFTER REFERRED TO AS "FIRE LANE FACILITIES"). OWNER ALSO GRANTS THE CITY THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID FIRE LANE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY FIRE LANE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. OWNER HAS RESPONSIBILITY AND LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, CONSTRUCTION OF FIRE LANE FACILITIES AND CONTINUOUS MAINTENANCE OF THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES, AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE FIRE LANE EASEMENT AREA; ALL AT NO COST TO THE CITY. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE FIRE LANE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING OR IMPROVING THE EASEMENT OR FIRE LANE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE FIRE LANE EASEMENT AREA IS LOCATED.

THE AREA(S) LABELED AS "WATER EASEMENT" HEREON DEPICT EASEMENT(S) DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO WATER LINES, WATER MAINS, METERS, FIRE HYDRANTS CONDUITS, VAULTS, METERS, VALVES, MANHOLES, VENT PIPES, UTILITY LOCATION MARKERS OR ANY OTHER WATER UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO, ANY AND ALL NECESSARY CABLES, WIRES AND ALL IMPROVEMENTS AND APPURTENANCES THERETO, AND ALL FACILITIES, AND FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND TO MAKE ANY NEEDED CUTS AND FILLS IN THE EARTH IN, ON, UNDER, THROUGH, OVER AND ACROSS THE AREAS LABELED AS "WATER EASEMENT" FOR AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS, ARAPAHOE, DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

A RESUBDIVISION OF A PARCEL OF LAND AND PICKENS TECHNOLOGY CENTER SUBDIVISIONS  
FILING NO. 1, FILING NO. 2, FILING NO. 3, FILING NO. 4, AND FILING NO. 5,  
SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 9



Vicinity Map  
SCALE: 1" = 1000'

COVENANTS Continued:

THE AREA(S) LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY PUBLIC UTILITY COMPANIES AUTHORIZED IN WRITING BY THE CITY FOR PROVISION OF SERVICES REQUIRED OR ORDINARILY PERFORMED WITHIN THE UTILITY EASEMENT BY THIRD PARTY PUBLIC UTILITY PROVIDERS OF ELECTRIC, TELEVISION, CABLE, TELECOMMUNICATION FACILITIES, AND OTHER PUBLIC UTILITIES TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL PIPES, CASINGS, WIRES, CONDUIT, CULVERTS, VALVES, VENTILATORS, MANHOLES, EQUIPMENT, OR MATERIAL AND ANY OTHER APPURTENANCES NECESSARY, AND TO MAKE ANY CUTS AND FILLS IN THE EARTH NEEDED ONLY IN, ON, UNDER, THROUGH, OVER AND ACROSS THE "UTILITY EASEMENT" FOR ONE OR MORE PUBLIC UTILITY IMPROVEMENTS INCLUDING ALL THINGS DEEMED BY THE CITY, IN ITS SOLE DISCRETION, TO BE NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH PUBLIC UTILITY. THE AUTHORIZED PUBLIC UTILITY SHALL MAINTAIN SAID IMPROVEMENTS INSTALLED BY THE PUBLIC UTILITY WITHIN, ACROSS, UNDER OR UPON THE UTILITY EASEMENT. HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS, USE, OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT, WITHOUT LIABILITY TO THE CITY FOR DAMAGES ARISING THEREFROM.

NOTES:

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING -FIRE LANE".
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N00°26'32"W ALONG THE WEST LINE OF THE NORTHWEST CORNER OF SECTION 9, BETWEEN AND A FOUND 3 1/4" ALUMINUM CAP, STAMPED "T4S R66W S8/S9 LS 22100" IN RANGE BOX AT THE WEST QUARTER CORNER OF SAID SECTION AND A FOUND 3" BRASS CAP IN RANGE BOX STAMPED "CITY OF AURORA T4S S5 S4 S8 S9 R66W 1991 LS 16419" AT THE NORTHWEST CORNER OF SAID SECTION, AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- FIRST AMERICAN TITLE COMPANY COMMITMENT NUMBER 5509-4237982, DATED FEBRUARY 13, 2025 (TIME NOT PROVIDED), WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM OVERFLIGHTS OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FROM DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- ALL OWNERS OF LOTS ADJACENT TO EAST 6TH AVENUE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZE OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC. 18-6-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENTS SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FROM DAMAGES TO ANY PERSON OR PROPERTY RESULTING FORM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED TO THE EASEMENT ARE PROHIBITED.
- ALL EXISTING LOT LINES FROM PREVIOUS SUBDIVISIONS ARE HEREBY ELIMINATED BY THIS PLAT.
- ALL EXISTING EASEMENTS FROM PREVIOUS SUBDIVISIONS AND SEPARATE RECORDATION AS SHOWN ARE TO REMAIN ON THE PROPERTY.
- EXTERIOR BOUNDARY CORNERS NOT FOUND ARE NOW SET 18" #5 REBARS WITH 1 1/2" ALUMINUM CAPS "FLATIRONS INC 38409".

SELLER / OWNER:

ADAMS-ARAPAHOE JOINT SCHOOL DISTRICT 28, AS TO AN UNPLATTED PARCEL OF LAND, AND AURORA PUBLIC SCHOOLS, JOINT SCHOOL DISTRICT NO. 28-J OF THE COUNTIES OF ADAMS AND ARAPAHOE, AS TO LOT 1, BLOCK 1, PICKENS TECHNOLOGY CENTER SUBDIVISION FILING NO. 6.

SIGNATURE

PRINT NAME

PRINT TITLE

STATE OF COLORADO

SS.

COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY AMY L. SPATZ AS DIRECTOR, CONSTRUCTION MANAGEMENT & SUPPORT DEPARTMENT FOR AURORA PUBLIC SCHOOLS (ADAMS-ARAPAHOE SCHOOL DISTRICT 28-J)

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

[SEAL]

NOTARY PUBLIC

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS AS SHOWN HEREON, AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER DATE

PLANNING DIRECTOR DATE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON JANUARY 31, 2025. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. (SEE AES BOARD RULE1, 6.B.2.). ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

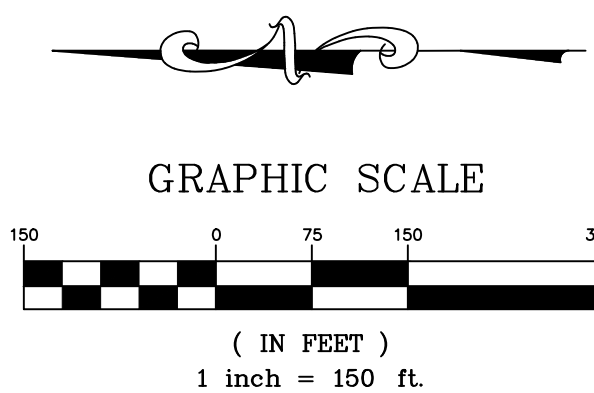
JESS J. KUNTZ  
COLORADO P.L.S. #38409  
VICE PRESIDENT, FLATIRONS, INC.  
EMAIL: JKUNTZ@FLATIRONSINC.COM  
PHONE: 720-208-0294  
655 4TH AVENUE, LONGMONT, CO 80501

|   |  |            |             |
|---|--|------------|-------------|
| FINAL PLAT  |  |            |             |
| PICKENS TECHNOLOGY CENTER<br>SUBDIVISION FILING NO. 6 |  |            |             |
| SHEET 1 OF 9  |  |            |             |
| DRAWN BY:<br>T. HENDERSON                             | Flatirons, Inc.<br>Land Surveying Services   | TDH        | 3/6/25      |
| DATE:<br>JUNE 3, 2025                                 | 3825 IRIS AVE, STE 395<br>BOULDER, CO 80301<br>PH: (303) 443-7001<br>FAX: (303) 443-9830 | INT:       | DATE:       |
| FSI JOB NO.<br>24-81,335                              | 655 FOURTH AVE<br>LONGMONT, CO 80501<br>PH: (303) 776-1733<br>FAX: (303) 776-4355        | REVISIONS: | CHECKED BY: |
| www.FlatironsInc.com                                  |  |            | JJK         |
| COPYRIGHT 2025 FLATIRONS, INC.                        |  |            |             |

A RESUBDIVISION OF A PARCEL OF LAND AND PICKENS TECHNOLOGY CENTER SUBDIVISIONS  
FILING NO. 1, FILING NO. 2, FILING NO. 3, FILING NO. 4, AND FILING NO. 5,  
SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

[illegible]

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- ① FOUND #5 REBAR WITH 2 1/2" ALUMINUM CAP "MERRICK & CO PL5 13155"
- ⊕ FOUND BRASS TAG AS DESCRIBED
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON INC 38409"
- ① SET 18" REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON INC 38409"
- CALCULATED POSITION (NOT FOUND OR SET)



**DRAFT**  
WORKING COPY ONLY  
ONLY FINAL VERSION  
WILL HAVE STAMP  
AND SIGNATURE

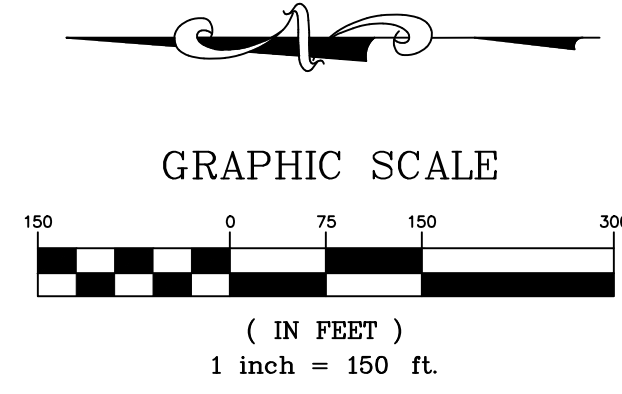
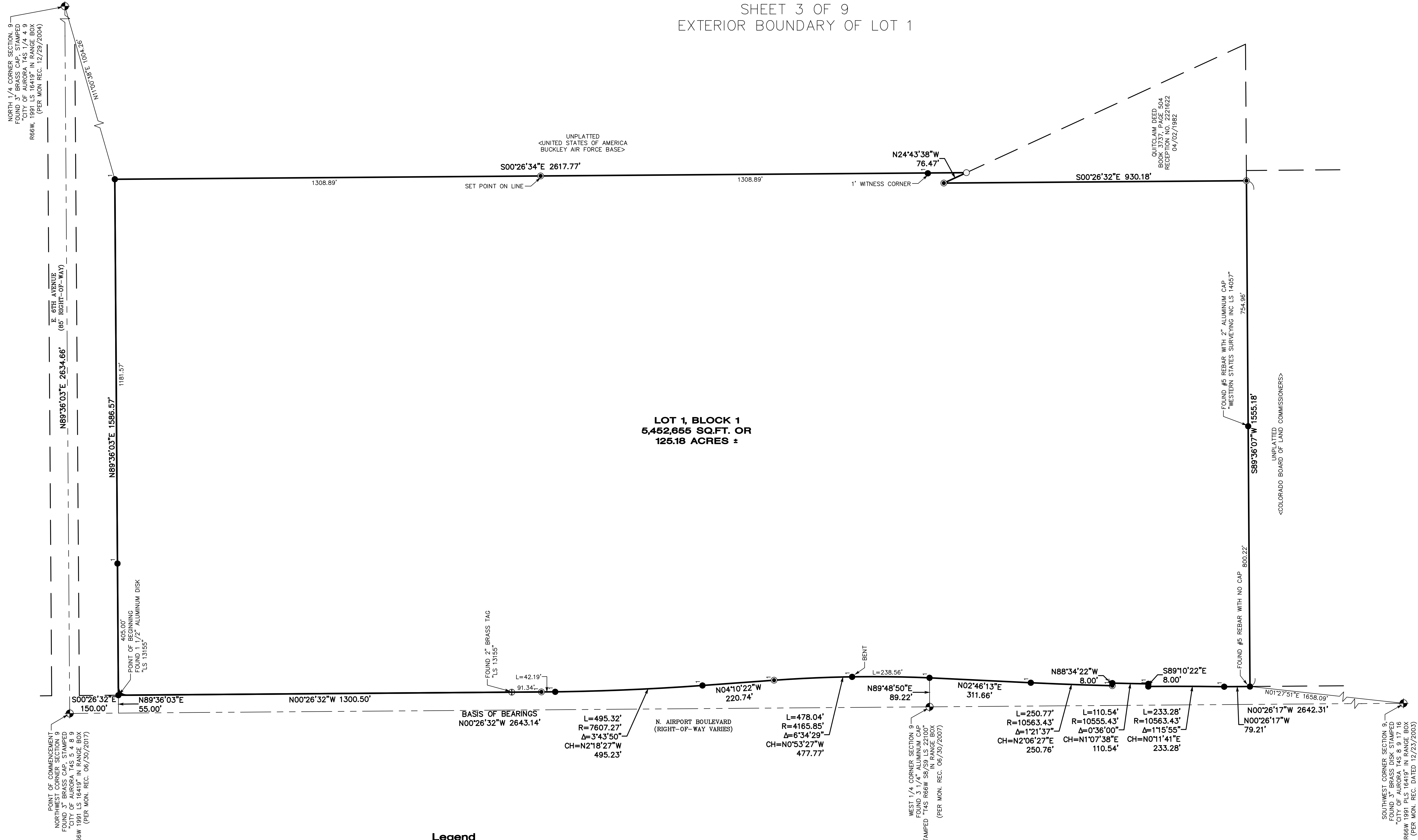
[illegible]



# PICKENS TECHNOLOGY CENTER SUBDIVISION FILING NO. 6

A RESUBDIVISION OF A PARCEL OF LAND AND PICKENS TECHNOLOGY CENTER SUBDIVISIONS  
FILING NO. 1, FILING NO. 2, FILING NO. 3, FILING NO. 4, AND FILING NO. 5,  
SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 3 OF 9  
EXTERIOR BOUNDARY OF LOT 1



- Legend**
- FOUND ALIQUOT MONUMENT AS DESCRIBED
  - FOUND MONUMENT AS DESCRIBED
  - FOUND #5 REBAR WITH 2 1/2" ALUMINUM CAP "MERRICK & CO PLS 13155"
  - ⊕ FOUND BRASS TAG AS DESCRIBED
  - FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS INC 38409"
  - SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS INC 38409"
  - CALCULATED POSITION (NOT FOUND OR SET)

|   |   |   |  |
|---|---|---|--|
| FINAL PLAT  |   |   |  |
| PICKENS TECHNOLOGY CENTER<br>SUBDIVISION FILING NO. 6 |   |   |  |
| SHEET 3 OF 9  |   |   |  |
| DRAWN BY:<br>T. HENDERSON                             | Flatirons, Inc.<br>Land Surveying Services  |   |  |
| DATE:<br>JUNE 3, 2025                                 | 3825 IRIS AVE, STE. 395<br>BOULDER, CO 80301<br>PH: (303) 443-7001<br>FAX: (303) 443-9830 | 655 FOURTH AVE<br>LONGMONT, CO 80501<br>PH: (303) 776-1733<br>FAX: (303) 776-4355 | TDH<br>3/6/25                            |
| FSI JOB NO.<br>24-81,335                              | www.FlatironsInc.com  |   | REVISIONS:<br>DATE:<br>CHECKED BY:<br>JK |
| COPYRIGHT 2025 FLATIRONS, INC.                        |   |   |  |

A RESUBDIVISION OF A PARCEL OF LAND AND PICKENS TECHNOLOGY CENTER SUBDIVISIONS  
FILING NO. 1, FILING NO. 2, FILING NO. 3, FILING NO. 4, AND FILING NO. 5,  
SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

[illegible]

( IN FEET )  
1 inch = 150 ft.

|      |  |  |
|------|--|--|
| (P1) | AS PER THE PLAT OF PICKENS REC. NO. B4137086, RECORDED | TECHNOLOGY CENTER SUBDIVISION FILING NO. 1 |
| (P2) | AS PER THE PLAT OF PICKENS REC. NO. B4137087, RECORDED | TECHNOLOGY CENTER SUBDIVISION FILING NO. 2 |
| (P3) | AS PER THE PLAT OF PICKENS REC. NO. B7126795, RECORDED | TECHNOLOGY CENTER SUBDIVISION FILING NO. 3 |
| (P4) | AS PER THE PLAT OF PICKENS REC. NO. B8019285, RECORDED | TECHNOLOGY CENTER SUBDIVISION FILING NO. 4 |
| (P5) | AS PER THE PLAT OF PICKENS REC. NO. D6048569, RECORDED | TECHNOLOGY CENTER SUBDIVISION FILING NO. 5 |

**DRAFT**  
WORKING COPY ONLY  
ONLY FINAL VERSION  
WILL HAVE STAMP  
AND SIGNATURE

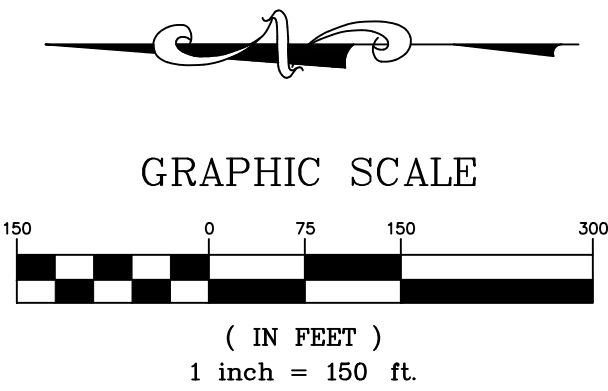
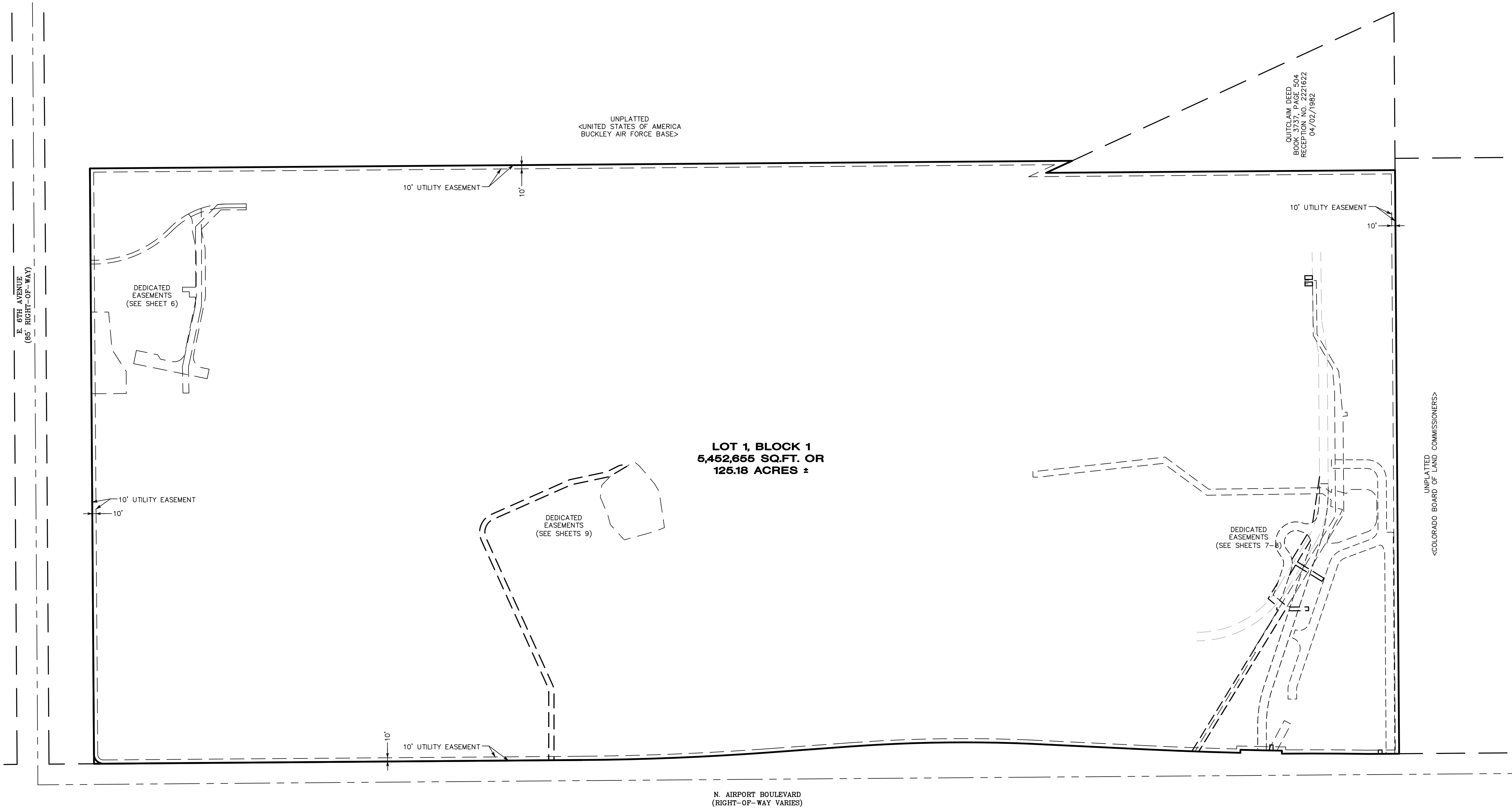
|              |  |   |   |             |        |
|--------------|--|---|---|-------------|--------|
| DRAWN BY:    |  | SHEET 4 OF 9  |   |             |        |
| T. HENDERSON |  | <b>Flatirons, Inc.</b><br>Land Surveying Services                                     |   |             |        |
| DATE:        | 3825 IRIS AVE, STE 395<br>BOULDER, CO 80301<br>PH: (303) 443-7001<br>FAX: (303) 443-9830 |  | 655 FOURTH AVE<br>LONGMONT, CO 80501<br>PH: (303) 776-1733<br>FAX: (303) 776-4359 | TDH         | 3/6/25 |
| JUNE 3, 2025 |  |   |   | INT:        | DATE:  |
| FSI JOB NO.  |  |   |   | REVISIONS:  |        |
| 24-81.335    |  | www.FlatironsInc.com  |   | CHECKED BY: | JKK    |

COPYRIGHT 2025 FLATIRONS, INC.

PICKENS TECHNOLOGY CENTER SUBDIVISION FILING NO. 6

A RESUBDIVISION OF A PARCEL OF LAND AND PICKENS TECHNOLOGY CENTER SUBDIVISIONS  
FILING NO. 1, FILING NO. 2, FILING NO. 3, FILING NO. 4, AND FILING NO. 5,  
SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 5 OF 9  
EASEMENTS TO BE DEDICATED



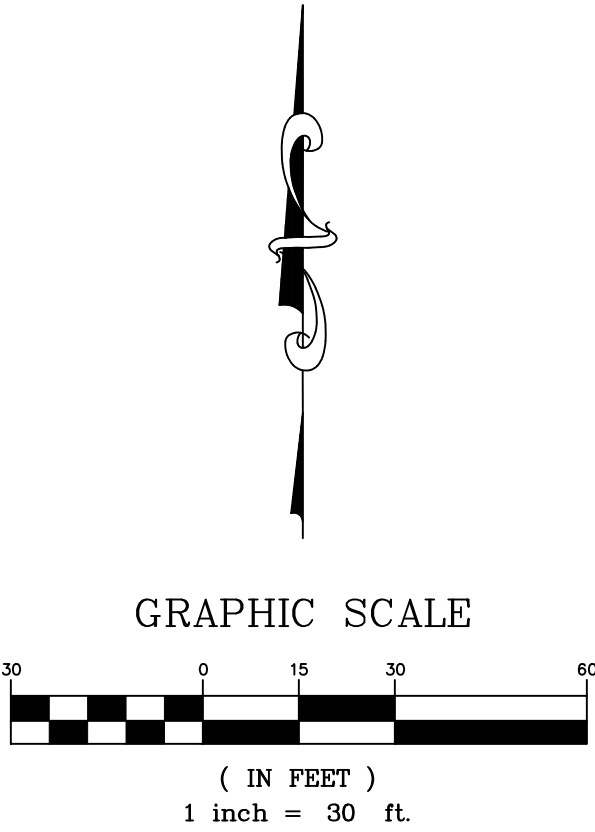
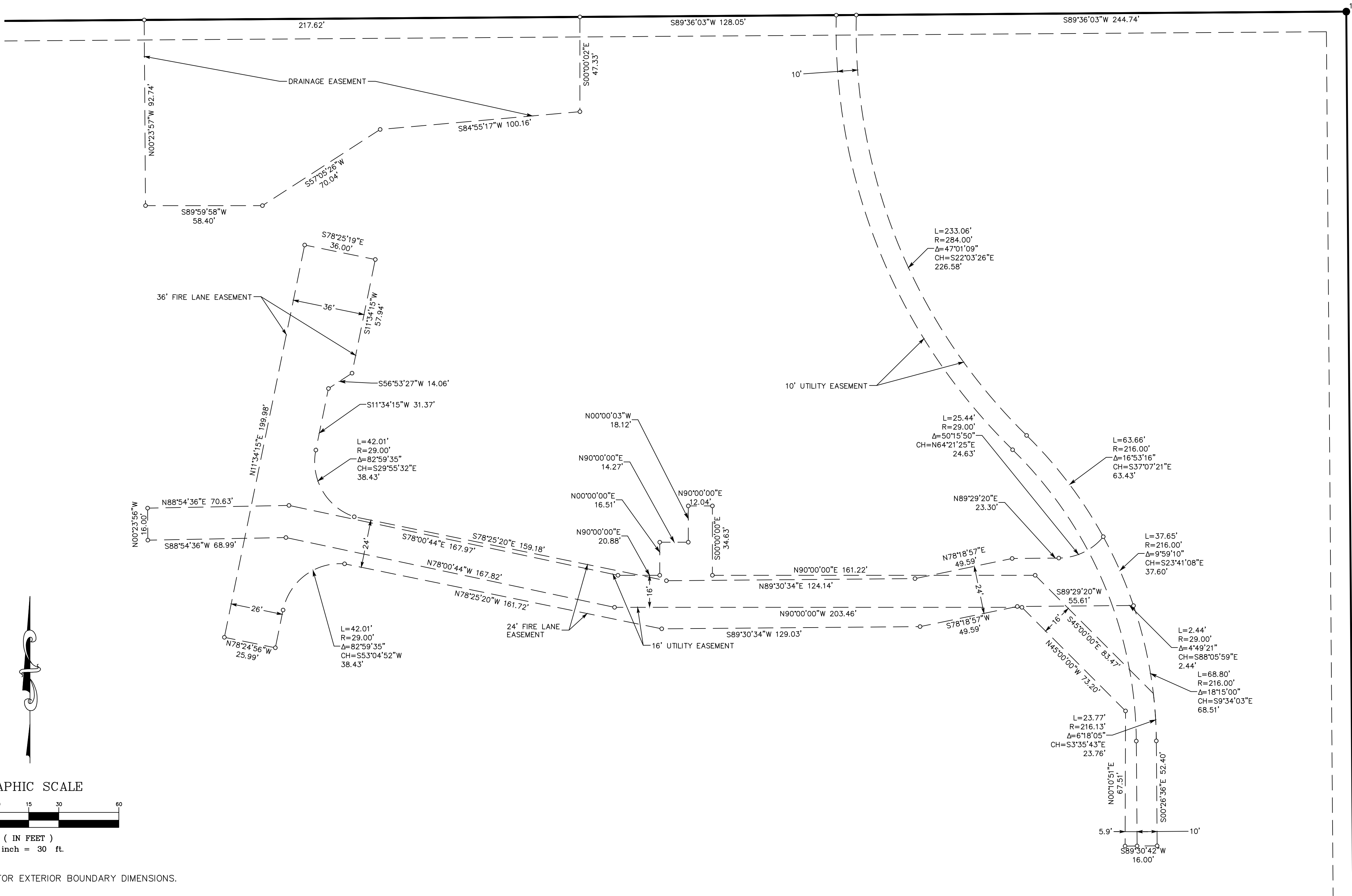
DRAFT  
WORKING COPY ONLY  
ONLY FINAL VERSION  
WILL HAVE STAMP  
AND SIGNATURE

|   |  |  |  |   |  |             |  |     |  |
|---|--|--|--|---|--|-------------|--|-----|--|
| FINAL PLAT  |  |  |  |   |  |             |  |     |  |
| PICKENS TECHNOLOGY CENTER<br>SUBDIVISION FILING NO. 6 |  |  |  |   |  |             |  |     |  |
| SHEET 5 OF 9  |  |  |  |   |  |             |  |     |  |
| DRAWN BY:<br><br>T. HENDERSON                         |  | <b>Flatirons, Inc.</b><br>Land Surveying Services<br> |  | TDH   |  | 3/6/25      |  |     |  |
| DATE:<br><br>JUNE 3, 2025                             |  |  |  | INT:  |  | DATE:       |  |     |  |
| FSI JOB NO.   |  | 3825 IRIS AVE, STE 395<br>BOULDER, CO 80301<br>PH: (303) 776-1733<br>FAX: (303) 443-9830   |  | 655 FOURTH AVE<br>LONGMONT, CO 80501<br>PH: (303) 776-1733<br>FAX: (303) 776-4355 |  | REVISIONS:  |  |     |  |
| 24-81,335   |  | www.FlatironsInc.com   |  |   |  | CHECKED BY: |  | JJK |  |
| COPYRIGHT 2025 FLATIRONS, INC.                        |  |  |  |   |  |             |  |     |  |

PICKENS TECHNOLOGY CENTER SUBDIVISION FILING NO. 6

A RESUBDIVISION OF A PARCEL OF LAND AND PICKENS TECHNOLOGY CENTER SUBDIVISIONS  
FILING NO. 1, FILING NO. 2, FILING NO. 3, FILING NO. 4, AND FILING NO. 5,  
SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 6 OF 9  
DEDICATED EASEMENTS DETAILS



**NOTE:**  
1. SEE SHEET 3 FOR EXTERIOR BOUNDARY DIMENSIONS.

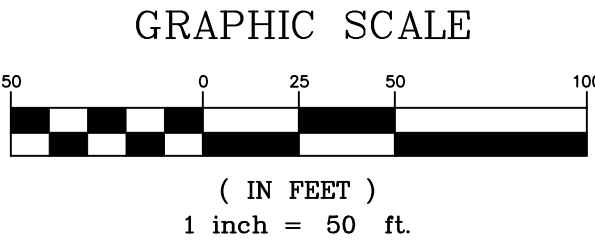
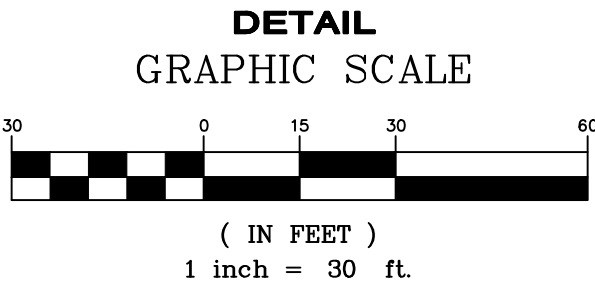
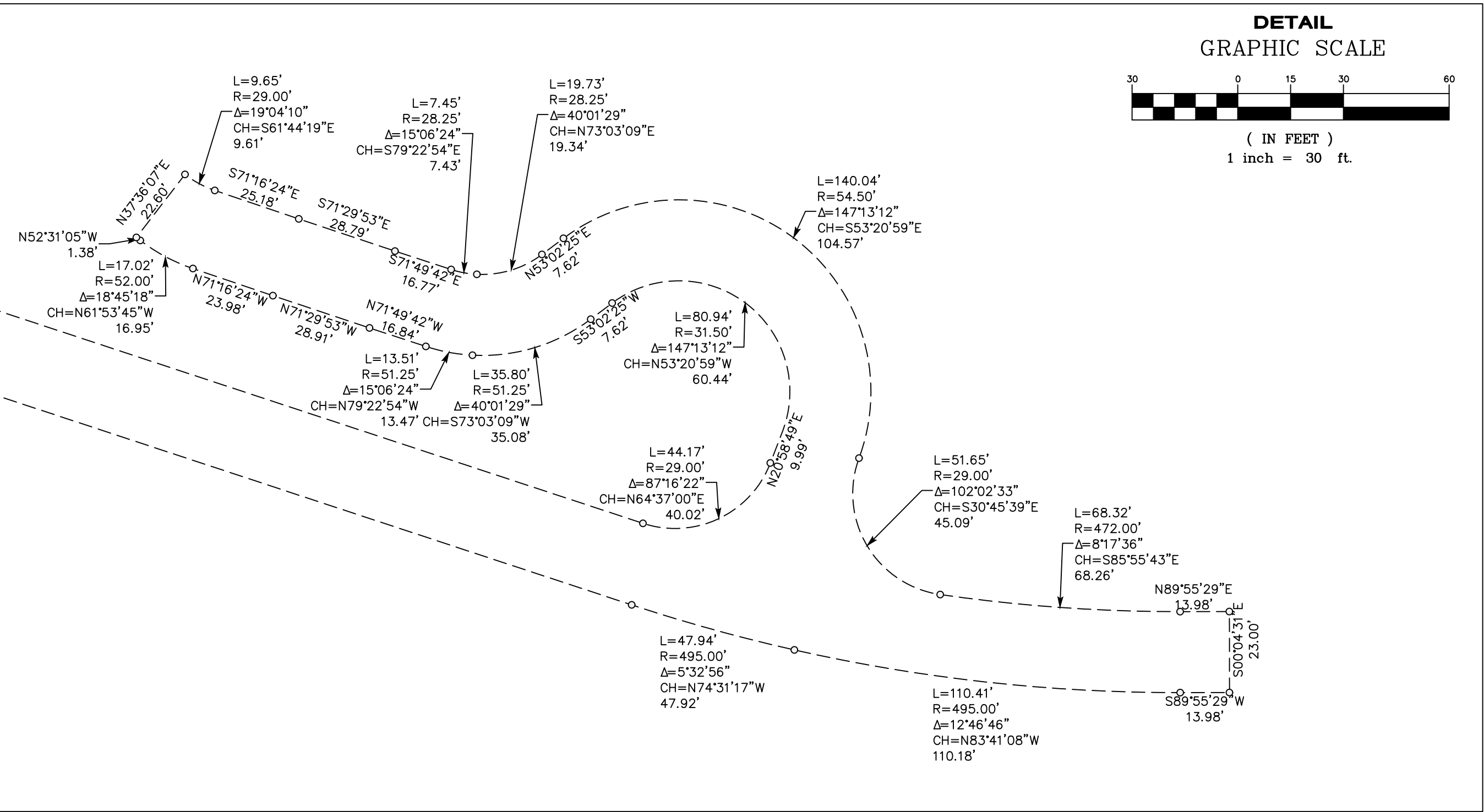
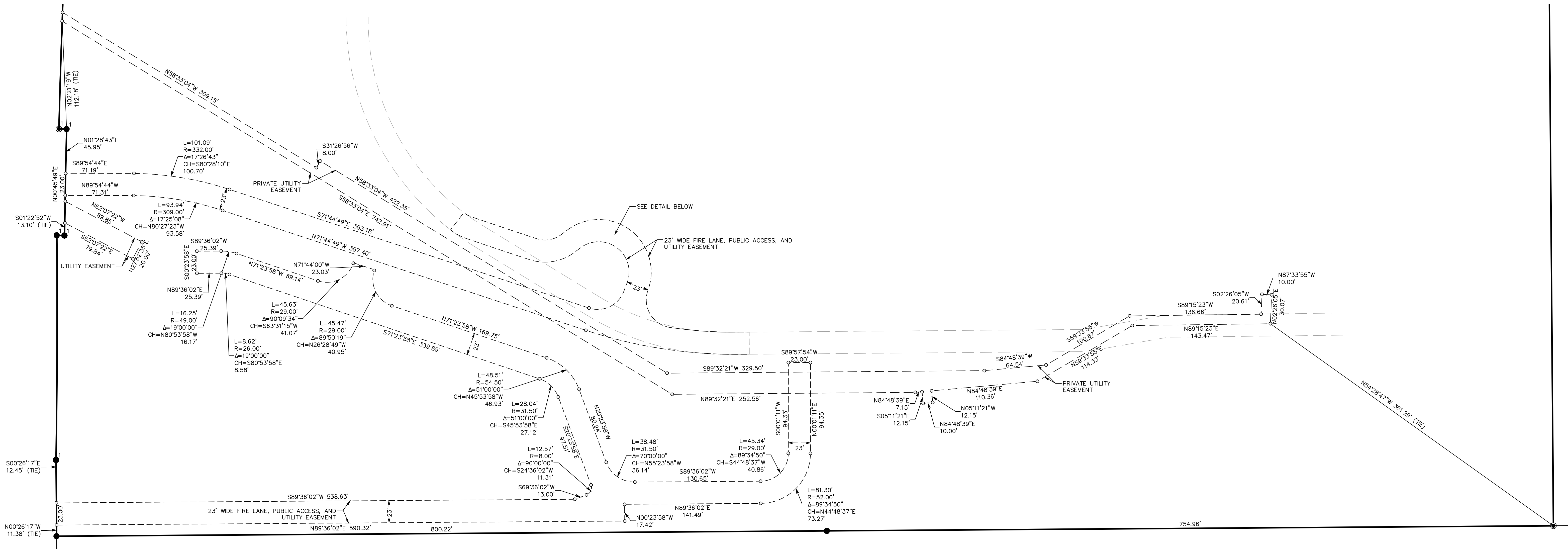
DRAFT  
WORKING COPY ONLY  
ONLY FINAL VERSION  
WILL HAVE STAMP  
AND SIGNATURE

|                           |              |   |   |
|---------------------------|--------------|---|---|
| FINAL PLAT                |              |   |   |
| PICKENS TECHNOLOGY CENTER |              |   |   |
| SUBDIVISION FILING NO. 6  |              |   |   |
| SHEET 6 OF 9              |              |   |   |
| DRAWN BY:                 | T. HENDERSON | Flatirons, Inc.   |   |
| DATE:                     | JUNE 3, 2025 | Land Surveying Services   |   |
| FSI JOB NO.               | 24-81,335    | 3825 IRIS AVE, STE. 395<br>BOULDER, CO 80301<br>PH: (303) 443-7001<br>FAX: (303) 443-9830 | 655 FOURTH AVE<br>LONGMONT, CO 80501<br>PH: (303) 776-1733<br>FAX: (303) 776-4355 |
|                           |              | www.FlatironsInc.com  |   |
|                           |              | COPYRIGHT 2025 FLATIRONS, INC.  |   |
| TDH                       | 3/6/25       | INT.  | DATE:   |
|                           |              | REVISIONS:  | CHECKED BY:   |
|                           |              |   | JK  |

# PICKENS TECHNOLOGY CENTER SUBDIVISION FILING NO. 6

A RESUBDIVISION OF A PARCEL OF LAND AND PICKENS TECHNOLOGY CENTER SUBDIVISIONS  
FILING NO. 1, FILING NO. 2, FILING NO. 3, FILING NO. 4, AND FILING NO. 5,  
SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 7 OF 9  
DEDICATED EASEMENTS DETAILS



**NOTE:**  
1. SEE SHEET 3 FOR EXTERIOR BOUNDARY DIMENSIONS.


**DRAFT**  
WORKING COPY ONLY  
ONLY FINAL VERSION  
WILL HAVE STAMP  
AND SIGNATURE

|                           |              |   |   |
|---------------------------|--------------|---|---|
| FINAL PLAT                |              |   |   |
| PICKENS TECHNOLOGY CENTER |              |   |   |
| SUBDIVISION FILING NO. 6  |              |   |   |
| SHEET 7 OF 9              |              |   |   |
| DRAWN BY:                 | T. HENDERSON | Flatirons, Inc.   |   |
| DATE:                     | JUNE 3, 2025 | Land Surveying Services   |   |
| FSI JOB NO.               | 24-81,335    | 3825 IRIS AVE, STE. 395<br>BOULDER, CO 80301<br>PH: (303) 443-7001<br>FAX: (303) 443-9830 | 655 FOURTH AVE<br>LONGMONT, CO 80501<br>PH: (303) 776-1733<br>FAX: (303) 776-4355 |
|                           |              |      |   |
|                           |              | www.FlatironsInc.com  |   |
|                           |              | COPYRIGHT 2025 FLATIRONS, INC.  |   |
| TDH                       | 3/6/25       | INT:  | DATE:   |
| REVISIONS:                |              | CHECKED BY:   | JJK   |



A RESUBDIVISION OF A PARCEL OF LAND AND PICKENS TECHNOLOGY CENTER SUBDIVISIONS  
FILING NO. 1, FILING NO. 2, FILING NO. 3, FILING NO. 4, AND FILING NO. 5,  
SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



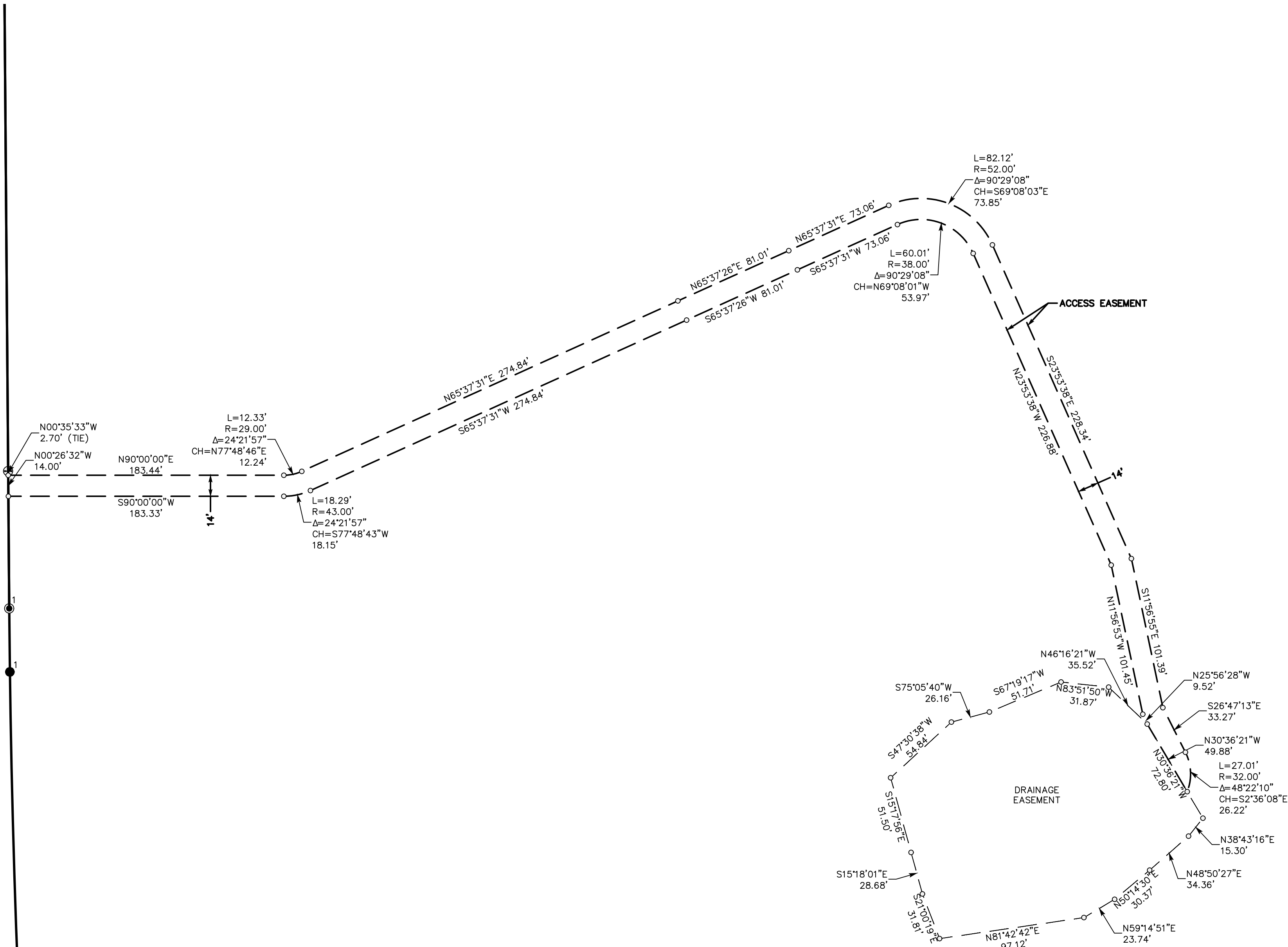
|   |   |  |   |  |             |
|---|---|--|---|--|-------------|
| FINAL PLAT  |   |  |   |  |             |
| PICKENS TECHNOLOGY CENTER<br>SUBDIVISION FILING NO. 6 |   |  |   |  |             |
| SHEET 8 OF 9  |   |  |   |  |             |
| DRAWN BY:<br><br>T. HENDERSON                         | Flatirons, Inc.<br>Land Surveying Services  |  |   |  |             |
| DATE:   | 3825 IRIS AVE., STE 395<br>BOULDER, CO 80301<br>PH: (303) 443-7001<br>FAX: (303) 443-9830 |  |  | 655 FOURTH AVE.<br>LONGMONT, CO 80501<br>PH: (303) 776-1733<br>FAX: (303) 776-4355 |             |
| JUNE 3, 2025  |   |  |   |  | TDH 3/6/25  |
| FSI JOB NO.   |   |  |   |  | INT: DATE:  |
| 24-81,335   |   |  |   |  | REVISIONS:  |
|   |   |  |   |  | CHECKED BY: |
|   |   |  |   |  | JJK         |
| COPYRIGHT © 2025 FLATRONS INC.                        |   |  |   |  |             |



PICKENS TECHNOLOGY CENTER SUBDIVISION FILING NO. 6

A RESUBDIVISION OF A PARCEL OF LAND AND PICKENS TECHNOLOGY CENTER SUBDIVISIONS  
FILING NO. 1, FILING NO. 2, FILING NO. 3, FILING NO. 4, AND FILING NO. 5,  
SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 9 OF 9  
DEDICATED EASEMENTS DETAILS



**GRAPHIC SCALE**

50 0 25 50 100

( IN FEET )  
1 inch = 50 ft.

**NOTE:**  
1. SEE SHEET 3 FOR EXTERIOR BOUNDARY DIMENSIONS.

**DRAFT**  
WORKING COPY ONLY  
ONLY FINAL VERSION  
WILL HAVE STAMP  
AND SIGNATURE

| FINAL PLAT  |   |
|---|---|
| PICKENS TECHNOLOGY CENTER<br>SUBDIVISION FILING NO. 6 |   |
| SHEET 9 OF 9  |   |
| DRAWN BY:<br>T. HENDERSON                             | <b>Flatirons, Inc.</b><br>Land Surveying Services   |
| DATE:<br>JUNE 3, 2025                                 | 3825 IRIS AVE, STE. 395<br>BOULDER, CO 80301<br>PH: (303) 443-7001<br>FAX: (303) 443-9830<br>www.FlatironsInc.com |
| FSI JOB NO.<br>24-81,335                              | 655 FOURTH AVE<br>LONGMONT, CO 80501<br>PH: (303) 776-1733<br>FAX: (303) 776-4355                                 |
| COPYRIGHT 2025 FLATIRONS, INC.                        |   |

| TDH         | DATE |
|-------------|------|
| 3/6/25      |      |
| REVISIONS:  |      |
| CHECKED BY: | JRK  |